

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 April 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00305/FUH	Single storey rear extension, garage conversion, flue.	2 Abraham Avenue	No comments received
26/00312/FUH	Section 73 application to vary condition 2 (approved plans) of permission 23/00878/FUH to allow the increase in size and layout of approved side extension	16 London Road	No comments received
26/00303/FUH	Erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	No comments received
26/00304/LBC	Works to Listed building to allow the erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	No comments received
26/00324/LBC	Works to Listed building to enable the change of use from an existing underused Landlord's Store into an Office	Rear of 71 To 73 Upper St John Street	No comments received
26/00313/FUH	Single storey side extension at first floor level above existing garage.	17 Holywell Rise	No objections
26/00346/FUH	First floor side extension above existing garage to create additional bedroom and shower room	36 Redlock Fields	No Comments recieved
26/00341/FUH	Proposed single storey rear extension and two storey side extension	66 Burton Old Road West	Recommend refusal, not all the issues mentioned in refusal of the previous application by LDC have been addressed.
26/00297/FUL	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York	No objections
26/00298/LBC	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York	No objections
26/00375/FULM	Section 73 application to vary Condition 21 (hours of operation (service yard)) of planning permission 07/00369/FULM, to allow home delivery vehicles to operate from the store (service yard)	Tesco Stores Limited Church Street	No objections
26/00380/FUL	Construction of a covered pergola located in the rear garden	Springfields Day Nursery, Beacon Street	No objections

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26/00381/COU	Change of use from veterinary clinic (Use Class E(e)) to a pet cremation service (sui generis), including the installation and siting of an internal cremation furnace together with associated filtration and ventilation systems	Unit 60 Britannia Enterprise Park, Britannia Way	No objections
26/00294/FUL	Retention of opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling	Duke of York	No objections
26/00295/LBC	Works to listed building to enable the retention of new opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling	Duke of York	No objections
26/00071/FUH	Two storey rear extension, first floor side extension, new garden room and new detached garage. Solar panels to roofs.	4 Walnut Grove	Recommend refusal due to number of trees to be removed. Over massing in relation to other nearby properties and large frontal elevation compared to other properties in the area. Proposed workshop is on the fence line and would take light from the neighbouring property
26/00412/FUH	Demolition of low-quality conservatory and replacement with high-quality orangery.	93 Beacon Street	No objections
26/00365/FUH	Retrospective application for the erection of single-storey front extension, a new detached garage to include annexe and conversion of existing garage (Re-submission of 25/00089/FUH)	41A Borrowcop Lane	No Comments received
26/00285/FUH	Single storey front and side extension with timber porch	69 Dimbles Lane	No objections, providing the materials match existing as specified in the application
26/00326/FUL	Single storey extension to form stock room and office	Lakeside Bistro (cafe) Beacon Park Swan Road	No objections
26/00123/FUL	Retention of aluminium shopfront (door and windows) external timber cladding/painted timber face trim and internal roller shutter	17 St John Street	No objections
26/00411/FUH	Replacement of flat roof to garage with new tiled roof to match existing	17 Charnwood Close	No objections
26/00399/FULM	Creation of linear park, relocation of bus stops, public toilets and reconfiguration of parking areas and associated works	Land Between Birmingham Road And Frog Lane	See Attached

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App No.	Details	Site	LCC Recommendation
26/00436/LBC	Works to listed building to enable the repair of existing conservatory including replacement of decayed posts, windows and doors with timber windows and brickwork and the installation of rear double doors to main dwelling	67 Beacon Street	No objections
26/00075/FUH	Removal of existing porch, conservatory and garage. Extensions to the front and rear of the house. New roofing over extensions as well as the replacement of windows and doors	34 Shortbutts Lane	No comment received
26/00438/FUH	Erection of a two storey side extension, single storey rear extension, conversion of existing garage to home office, replacement front porch and alterations to external fenestration	176 Upper St John Street	No comment received
26/00451/COU	Change of use from an existing underused Landlord's Store into an Office	Rear Of 71 To 73 Upper St John Street	No comment received
26/00466/FUH	Two storey extension with internal alterations	18 The Charters	Ward comment awaited
26/00328/FUH	Front porch extension	6 Lillington Close	No objections
26/00433/FUH	Removal of existing single storey rear projection and replacement with single storey flat roof rear extension with side projection to link to existing detached garage.	4 Ormonds Close	No objections
26/00450/FUH	Single storey side extension	4 Lightwood Close	No objections
26/00394/FUH	Single storey side extension	1 Spearhill	Ward comment awaited

Planning Application: 26/00399/FULM – Land between Birmingham Road and Frog Lane, Lichfield

Generally supportive of some elements of the proposal, subject to resolution of a number of issues set out below.

The creation of a Linear Park is welcomed, particularly as a 'green' route for visitors arriving at Lichfield City railway station or by bus, and as a positive gateway into the new cinema and city centre; the green space proposed would significantly enhance the visual quality of this entrance to the city. However, given the park's size and layout, it is unlikely to meaningfully increase walking and cycling by residents.

The rationalisation and expansion of car parking is supported, including the proposed use of permeable paving. Clarification is sought on:

- Provision and number of EV charging points
- The number of Blue Badge parking spaces

Concerns are raised about the size of the proposed construction compound, which appears disproportionately large. In addition:

- Servicing and delivery vehicles will share access with the bus station, potentially leading to conflicts.
- Future servicing of other nearby development sites (including BRS) may require access through the Linear Park, which could undermine its function and amenity.

The bus station element is however the area of greatest concern. While described as a temporary or medium-term solution, LCC consider it more realistically a 10–15 year arrangement, particularly given the likely disruption associated with local government reorganisation.

Specific concerns include:

- The provision of only four bus spaces, which LCC believes to be insufficient
- Poor pedestrian access, with a single narrow entry point in the north-east and no safe access from the southern end.
- Inadequate passenger shelters, which are too small to cope with demand, especially for people with mobility aids, pushchairs, or during poor weather.
- A general lack of passenger facilities and amenities, including seating, signage, tourist information, and adequate toilets.
- The absence of any provision for coach parking or coach drop-off/pick-up, with no alternative arrangements identified.

As currently proposed, the bus station does not present a fitting gateway to a city of Lichfield's size and character, particularly when backed by hoardings and an extensive construction compound. In conclusion, we would like to see a redesign of the bus facilities, addressing these points by reducing the size of the Compound to add a structure that: conforms to the BRS Design Code; is of a scale to meet current and future resident needs; provides passenger amenities in keeping with Lichfield's goal of welcoming visitors; will be of a standard that does not require demolition and replacement within 15 years